



## 34 GODFREY HOUSE EDINBURGH GATE HARLOW, CM20 2UE

£1,850 PER MONTH

Welcome to this stunning new build property located at Edinburgh Gate in Harlow. This contemporary two-bedroom house, completed in 2024, offers a modern living experience in a prime location, right above Harlow town train station.

Spanning an impressive 743 square feet, this home is designed with comfort and convenience in mind. The property features two spacious double bedrooms, ensuring ample space for relaxation and rest. With two well-appointed bathrooms, morning routines will be a breeze, catering perfectly to the needs of a small family or professionals sharing the space.

One of the standout features of this property is its private balcony, which provides a lovely outdoor space to enjoy fresh air and views of the surrounding area. Additionally, residents can take advantage of the private communal terrace, perfect for socialising or unwinding after a long day.

# FUTURE LET



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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